

Notes from the Board

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Summer is in full swing and your Board of Directors wishes you a safe and enjoyable season. The pool water is now the perfect temperature and the summer socials have been well attended and a lot of fun. Please join your neighbors for the remaining events.

In addition to being a season of fun, summer can also be a time of transition here in the Meadows as some of our neighbors move away and new people set up house. All new owners receive a resale packet that includes a phone directory of emergency and management numbers, Association By-laws, Master Deed, and the Resident Manual. Renters, however, are not routinely given this information unless it is provided by the homeowner. Renters should contact their landlord or our management company, Community Management Corp. (CMC), for copies. The By-laws and the Residents Manual outline the various responsibilities of homeowners (or renters), the

Board of Directors, and the property management company. It is important for all residents to familiarize themselves with the information contained in this packet; it provides each of us with basic standards for ensuring that the Meadows continues to be a safe, comfortable, attractive, and friendly place to live.



In the past, pet etiquette and trash disposal seem to be two areas in which new residents need to be better informed. In a nutshell, trash is collected Monday through Saturday (excluding holidays) and should only be put out in the morning, not in the evening or on Sundays. Trash left out overnight attracts rodents—something none of us want to deal with. Pet owners must clean up after their animals and dogs must always be kept on a

leash. We urge current residents to welcome new neighbors and help them become familiar with the rules of conduct. As always, we appreciate your cooperation.

The sewer lateral clean-outs and inspection standpipes have been installed and we have begun inspecting the pipes to the sewer mains. We have found several that are in very poor condition and will be scheduling repair work shortly. Unfortunately, two of our neighbors experienced water back-ups in the past month. In both cases, the problem occurred when someone in each of the buildings flushed paper towels down the toilet causing a blockage. We can't emphasize enough the problems and expense that result from inappropriate items being disposed of improperly. Again, please be mindful that our sewer system is decades old and remember not to flush anything other than toilet paper and human or pet waste.

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Buildings & Grounds Update

By: Chuck Edwards and Lisa Farbstein, Co-chairs

Spring/Fall Planting: ValleyCrest completed the spring planting, which included installation of some 150 plants in 18 areas of the community. We ask residents to help water new shrubbery during the summer. In addition to the planting, we installed a stone path leading to the pool and playground in court 14. ValleyCrest also trimmed existing shrubbery in early July. The Committee is now accepting requests for the fall planting. Please make requests by writing Lisa Farbstein at 3422A-2 South Stafford or Chuck Edwards at 3460 A-1 South Stafford.



Tips on Watering: During the summer, water shrubs and small trees once a week. Newly planted trees and shrubs should be watered 2-3 times weekly for the first year. Water plants for 30-40 minutes, using a slow trickle from a hose. If a hose is not available, gently pour 5-10 gallons of water at the base of the tree or shrub 2-3 times a week. It is not necessary to water the lawn areas during the summer. In dry weather, grass becomes dormant, but will revive after any measurable rainfall. Over-watering and light, frequent watering can cause damage and encourage weed growth. This also wastes water.

Arborist: Arborist Jerry Dieruf advises the Committee on proper care for our common area trees and shrubs, and

presents us with four integrated pest management (IPM) reports each year. IPM uses various methods—including the use of natural predators—to control the diseases and insects that attack our lawns, trees, and shrubbery.

Tree Work: Committee members Trudy Laub and Linnea Barry reviewed the tree report presented to the Committee by Jerry Dieruf. The report concerned only common area trees and suggested work includes trimming and in some cases removal of diseased trees, especially hemlocks and crab apples. Their report has been given to Bob Kirk at CMC for bids. We plan to begin this project in late summer.

Trees: Residents are reminded that our trees are living things that need to be nurtured and protected. They should never be used as signposts; nailing or stapling into a tree makes it vulnerable to disease. The community spends many hours and dollars protecting our trees, and we can all agree that they are essential to the overall ambiance of the Meadows and all of Fairlington.

Gardening tips: The following tips are from Tom Corbin, chairman of the Mews Buildings and

Grounds Committee. The Meadows and the Mews share information that we feel is important for the entire Fairlington community.

Nutrients in the soil of container plants leech out with frequent watering. Regularly apply a weak, liquid fertilizer to keep containers gardens flourishing. Containers in full sun needs daily watering. Deadheading plants keeps them from becoming leggy. Snip off the growing tip where a leaf and stem intersect; the plant will branch at this point providing fullness rather than height. Cutting back leggy annuals by a third and applying some fertilizer will revive them and they will reward you with more blooms. Regular deadheading pushes a plant's energy into more blossoms rather than setting seeds. Remember, do not prune spring flowering shrubs such as azaleas as they are setting buds for next spring's blooms. Azaleas benefit now from the application of a time-released fertilizer. They also will perform much better next spring if not stressed now by excessive dryness.

The Fairlington Meadows Building and Grounds Committee will not meet in July or August. If you would like to join the Committee, please check the next issue of the Messenger for details about upcoming meetings.

The ARC Memo

By: David Manning, ARC Chair

The Fairlington Meadows Architectural Review Committee has been tasked with the following mission statement:

The Architectural Review Committee provides standards for Fairlington Meadow's homeowners who seek to modify, change, replace, and/or improve external fixtures, architectural elements, or any other appendages that effect the historical and architectural integrity of the condominium.

The Architectural Review Committee has begun the arduous task of examining the issue of skylights and dormers for units in the Meadows. The Board has directed the ARC to research this matter and provide background information for possible future consideration.

Other villages in Fairlington currently allow both skylights and dormers to be added to units, but Meadows by-laws prohibit any breaking into or onto roofs and ex-

ternal walls.

Noting the complex nature of this assignment, the ARC will use the summer months for its research and present the findings to the Meadows Board in the Fall.

All Meadows residents are invited to join the committee. If anyone has questions or seeks additional information, contact David Manning at dmmanning33@aol.com.

Note to Unit Owners:

Meadows bylaws require you to submit a written request for any changes in excess of \$1,000 that you are considering making inside your unit.

The Board of Directors must approve these changes before any work is begun.

Community Directory

Board of Directors

John Thurber, president
David Andrews, 1st vice pres.
Judy Pisciotta, 2nd vice pres.
Paul Kealey, treasurer
Bryan Hochstein, secretary

Send correspondence to the Fairlington Meadows Board of Directors in care of Community Management Corp. at the address listed below. For copies of Board meeting minutes, see the Fairlington Meadows Web site (www.FairlingtonMeadows.com), view them on the community bulletin at the pool house, or contact Bob Kirk at CMC.

Messenger Volunteers

Kathryn Utan, editor
Rose Stack, distribution

Send letters, article ideas, recipes, or other items to the editor at 3407B South Stafford Street or via e-mail to kathryn-utan@yahoo.com. Please include your name, address, and contact information with all correspondence. Submitted items will be printed at the editor's discretion.



Property Management

Bob Kirk
Community Management Corp
12701 Fair Lakes Circle
Suite 400, PO Box 10821
Chantilly, Va. 20153
Tel. 703-631-7200 (x. 214)
Fax 703-631-9786

On-site Maintenance

Jack Clark, manager
Tel. 703-820-6799

Towing Requests

A-1 Towing of Northern VA
Tel. 703-979-2110

Food Bytes

By Janet Filer



Looking to spruce up your next luncheon or light supper? Try adding fresh fruit to chicken or turkey salad for an interesting take on two easy, old favorites!

Chicken Salad Supreme

4 cups chopped, cooked chicken
2 cups seedless grapes
1/2 cup slivered almonds
1/2 cup mayonnaise
1/4 cup sour cream
1 tablespoon lemon juice
1/4 cup chutney
1/2 teaspoon salt
1/8 teaspoon pepper

Combine chicken, grapes, and almonds in a large bowl. Combine mayonnaise and the next five ingredients in small bowl. Add to chicken mixture, tossing well. Cover and chill before serving on a bed of lettuce with quartered hard-boiled eggs. Yield: six servings.

Fruit and Turkey Salad

2 cups chopped, cooked turkey
1/2 cup sliced celery
1/2 cup plain low-fat yogurt
1 tablespoon mayonnaise
1 tablespoon honey
1 teaspoon grated orange rind
1/8 teaspoon salt
2 medium oranges, peeled and sectioned
1 cup fresh strawberries, halved
1 small banana, sliced

Combine turkey and celery in a large bowl and set aside. Combine yogurt and the next four ingredients in a small bowl, then pour over chicken mixture tossing gently. Arrange orange sections on individual lettuce-lined plates. Just before serving, add strawberries and banana to turkey mix. Toss lightly and spoon onto plates. Yield: 4 servings.

Notes from the Board

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We are still seeking bids for this year's painting contract. Our previous contractor's bid for this season was more than 30 percent higher than last year—too much in our estimation. We feel we can do much better and will let residents know well in advance of the painters scheduled work on individual buildings.

The Board is also currently in midst of the bidding process for the replacement of another roof in the Meadows. The slate tiles on this building have deteriorated beyond the point of repair. These attractive and durable roofs have served our community well for

more than 60 years, but are coming to the end of their lives. We will continue to do regular roof inspections and routine maintenance to ensure the most service from each roof but there is a point where repair alone will no longer keep the roof from leaking. That's when replacements are in order. If you notice any missing or loose tiles on your roof, please contact Jack, our maintenance manager, immediately.

Speaking of Jack, you may see him driving around the property on a lawn tractor. Jack has donated this tractor to our community and will use it for trash collection and other hauling requirements. By the time you read this newsletter, we

hope to have a new maintenance assistant on the payroll. Aaron, Jack's former assistant, found another job in the region and left us about a month or so ago. In the meantime, Jack continues to do an outstanding job monitoring our contracts, maintaining the grounds, fixing the roofs, and helping many of you with problems. Another member of our team, CMC property manager Olivia Dixon-Powers, also recently left. She was replaced by Bob Kirk. Bob has hit the ground running and promises to be a big asset to the Meadows community.

Again, the Board wishes you a wonderful summer and don't forget all the fun events coming your way at the pool!

John Thurber, Board President